

**1/35 Clarence Road, Indooroopilly, Qld 4068**



**House For Sale**

Tuesday, 19 March 2024

1/35 Clarence Road, Indooroopilly, Qld 4068

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 153 m2**

**Type: House**



Alex Anthony

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## Auction

ONLINE AUCTION 5:00pm Wednesday 10th April 2024 Go To:

<https://raywhitesherwood.com.au/watch-our-auctions-live> Showcasing executive style, a magnificent location and a walk-to-everything lifestyle, this ground-floor apartment presents spectacular living, only metres from transport and Indooroopilly Shopping Centre. Situated within a boutique complex and boasting a modern design, buyers will benefit from sleek and stylish interiors, private outdoor space, parking for two cars and lock-up storage. Elegantly adorned with stunning floor tiles, the living and dining area forms an open and inviting retreat indoors. The exquisite kitchen will delight the resident cook and is superbly appointed with stainless steel appliances, ample cabinetry and stone benchtops flowing into an integrated breakfast bar. Enjoy the peace and privacy on your exclusive courtyard, featuring a large sunlit patio and secure side yard, perfect for alfresco living, entertaining, and playtime with kids and pets. Two bedrooms share two modern bathrooms with rainfall showers and floor-to-ceiling tiles. Both bedrooms include mirrored built-in robes, and the master boasts an ensuite. Property features:- Stylish executive apartment in a boutique complex- Open living and dining area with sleek floor tiles- Modern kitchen with stone benchtops- Stainless steel appliances, including a gas cooktop- Private alfresco courtyard and side yard- 2 bedrooms with mirrored built-in robes- 2 modern bathrooms (including an ensuite)- Separate concealed laundry- Double carport and a lock-up storage area (6.4m x 2.4m)- Ducted air-conditioning and modern downlights- Lift access, CCTV and secure foyer entry- 750m to train and 800m to Indooroopilly Shopping Centre In a top position, close to it all, you can walk 500m to Indooroopilly Central and 800m to Indooroopilly Shopping Centre, boasting sensational dining, boutiques, supermarkets, Event Cinemas, and the bus interchange. Enjoy fun and recreation at the local parks and gyms, or hit the fairways at the nearby Indooroopilly and St Lucia Golf Courses. Ideal for students and city workers, Indooroopilly and Taringa train stations are only 750m away, the UQ campus is 3.5km from your door, and you can walk to childcare, local schools and private colleges. **DISCLAIMER:** Whilst all care has been taken to ensure that the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, we recommend that all interested parties should make their own enquiries and due diligence to verify the information. Any personal information provided to Cameron Crouch Property T/As Ray White Sherwood, will come under the terms set out in our Privacy Policy, which can be found here for your convenience: <https://www.raywhite.com/privacy>.